

September 27, 2006

Honorable Chairman and Members of the EEHVS Task Force
Most Holly Trinity Church
San Jose, CA

Dear Chairman and Task Force Members,

It is with great regret that I cannot join you this evening because of another commitment with the Community. It was a productive meeting with you on Monday and I commend you for all the time and hard work that you have invested thus far and the dedication you have displayed throughout the process.

Although I cannot join you this evening I do want to make my thoughts known regarding the issue of Potential Infill Sites. I feel that the draft EDP as written provides too little flexibility for the Council to address specific infill opportunities and neighborhood deficiencies. Infill opportunities exist throughout the Evergreen Area that if realized could fulfill the City's General Plan Goals and correct specific infrastructure and amenity deficiencies for individual neighborhoods. Some flexibility in this policy could provide a useful planning tool to harness private development activities for difficult or hard to develop in-fill sites.

I believe that the text language should allow that projects receiving allocations not require amendments to the General Plan or use of a Discretionary Alternative Use Policy; except in instances where a parcel(s) currently has a housing General Plan designation and a general plan amendment change would further the General Plan's in-fill policies such as compatibility with surrounding neighborhoods.

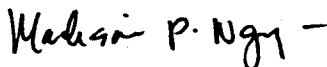
This would allow for development opportunities that present unique opportunities to enhance or complete neighborhoods while furthering neighborhood and area amenities. This would allow utilization of infill parcels in a manner that is compatible and would further the live-ability of existing neighborhoods especially in areas lacking or deficient in infrastructure or neighborhood amenities.

Also, this gives the City Council additional discretion and flexibility to deal with unique and unforeseen infill opportunities that can help complete or enhance local neighborhoods.

Finally, this would also allow greater inclusiveness of property owners with smaller and mid-size properties to more fully participate in development opportunities. Typically these properties and their owners have been historically overlooked, underutilized, or received previous allocations without a thorough evaluation of their housing potential. I believe that this would provide opportunities to smaller property owners who may have become disenfranchised from past development policies in Evergreen. The issue boils down to fairness with the smaller property owners.

Thank you very much for your consideration.

Sincerely,



Madison P. Nguyen
Councilmember District 7